

CITY OF SAN BRUNO

DEPARTMENT OF PLANNING AND BUILDING



567 El Camino Real
San Bruno, CA 94066
Voice: (650) 616-7074
Fax: (650) 873-6749
<http://www.ci.sanbruno.ca.us>

STAFF

George D. Foscardo, AICP,
*Community and Economic
Development Director*
Grant Wilson, AICP, *Associate Planner*
Steve Padovan, AICP, *Associate Planner*
Raffi Bolyan, *Assistant Planner*
Jonathan P. Lowell, *City Attorney*

PLANNING COMMISSIONERS

Terry Birt, *Chair*

Mary L. Johnson, *Vice-Chair*

Bob Marshall Jr.

Perry Petersen

Joe Sammut

Robert Schindler

Mark Tobin

A G E N D A

Planning Commission Meeting
Tuesday - May 16, 2000
City Hall Council Chambers
567 El Camino Real
7:00 to 11:15 P.M.

Agenda is posted on the San Bruno web site at <http://www.ci.sanbruno.ca.us>

Roll Call

Pledge of Allegiance

1. Approval of Minutes

April 4, 2000

2. Communications

3. Public Comment

Items Not on Agenda

4. 3831 Colby Way

Use Permit 99-30 (Public Hearing)

Environmental Determination:
Categorical Exemption

Zoning: Single-Family Residential (R-1)

Request for a Use Permit to allow the legalization of 567 square feet of living space on the ground floor of a single-family residence resulting in a Floor Area of 3,187 square feet (.61 Floor Area Ratio) where 2,881 square feet (.55 Floor Area Ratio) is allowed, per Section 12.200.030.B.2 of the San Bruno Zoning Ordinance. (Applicant: Sukh Singh, 3831 Colby Way).

- 5. 140 Lake Drive**
Use Permit 00-08 (Public Hearing)

Environmental Determination:
Categorical Exemption

Zoning: Single Family Residential (R-1)

Request for a Conditional Use Permit to allow the construction of a two-story addition in the rear of an existing single-family home resulting in a gross floor area of 3,421 sq ft (.61 FAR), where 3,087 sq. ft. (.55 FAR) is allowed; per Section 12.200.030.B.2 of the San Bruno Zoning Ordinance. (Applicant: Chandra Das, 140 Lake Drive. Designer: Bay Area Design & Drafting, 608 Marin Avenue, Hayward).
- 6. 260 Madison Avenue**
Use Permit 00-09 (Public Hearing)

Environmental Determination:
Categorical Exemption

Zoning: Single Family Residential (R-1)

Request for a conditional use permit to allow the construction of an addition which would have a floor area ratio of .59 where .55 is allowed; per Sections 12.200.030.B.2 and 12.200.050.B of the San Bruno Zoning Ordinance. (Applicant: Dan Evans, 260 Madison Avenue. Designer: Mary Dunlap, P. O. Box 250, Belmont).
- 7. 1280 Clark Avenue**
Use Permit 00-11 (Public Hearing)

Environmental Determination:
Categorical Exemption

Zoning: Single Family Residential (R-1)

Request for a Use Permit to allow the construction of a 1,407 square foot, two story addition to an existing nonconforming single-family dwelling resulting in a greater than 50% expansion to the existing gross floor area and a floor area ratio of .59 where .55 is allowed; per Sections 12.200.030.B.1, 2 and 12.200.050.B of the San Bruno Zoning Ordinance. (Applicant: Hani Yaser, 1280 Clark Avenue. Architect: Ken Ibarra, 484 Milton Avenue, San Bruno).
- 8. 476 San Mateo Avenue**
Use Permit 00-12
Parking Exception 00-03 (Public Hearing)

Environmental Determination:
Categorical Exemption

Zoning: Central Business District (C-B-D)

Request for a Conditional Use Permit and Parking Exception to allow a children's gym and fitness center resulting in a use which is considered conditional under the C-B-D Zoning District and nine (9) parking spaces, where ten (10) are required; per Sections 12.96.120.C.7 and 12.100.090 of the San Bruno Zoning Ordinance. (Applicant: Julie Bugler, 43 Woodside Ave, Daly City.)

9. **975 Sneath Lane**
Planned Development Permit 00-01
Architectural Review 00-05 (Public Hearing)

Environmental Determination:
Negative Declaration

Zoning: Planned Development (P-D)
- Request for a Planned Development Permit and Architectural Review Permit to allow the construction of a 10,987 square foot multi-purpose building with 32 parking spaces and associated landscaping and site improvements on a 1.1 acre vacant parcel in the Planned Development Zone District; per Chapter 12.108 and Sections 12.96.190 of the San Bruno Zoning Ordinance. (Applicant: The Church of Jesus Christ of LDS, 8393 Toulouse Way, Stockton. Architect: Blaine Lemmon, 826 St. Helena Avenue, Santa Rosa).
10. **Planning Commission Discussion**
Proposed Revision to Planning Division
Fees Schedule (Public Comment)
- Request by the City Council for Planning Commission review of the Planning Division fee schedule
11. **Vacation of Portion of Street R/W
along the West Side of Hensley Avenue
at Sylvan**
- Request to adopt Resolution Establishing consistency with the General Plan for the abandonment of a portion of right-of-way along Hensley Avenue at Sylvan Avenue
12. **Specific Plan Study Session**
(Public Comment)

Environmental Determination:
Environmental Impact Report

Zoning: Administrative Research (A-R)
Neighborhood Commercial (C-N)
High Density Residential (R-4)
Open Space (O)
13. **City Staff Discussion**
Request from the Citizen's Advisory Committee to appoint Al Watson to the CAC as a replacement for one of the members who resigned.
14. **Planning Commission Discussion**
15. **Adjournment**

If you challenge the above actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.